

025.A

0005

0057.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

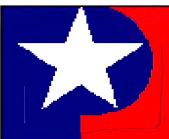
772,700 / 772,700

USE VALUE:

772,700 / 772,700

ASSESSED:

772,700 / 772,700


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		TROWBRIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BALDWIN BENNETT R & ABBIE K	
Owner 2:	
Owner 3:	
Street 1: 57 TROWBRIDGE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: SOLOMON JOSHUA L & -
Owner 2: LAPOLICE EMILY M -
Street 1: 57 TROWBRIDGE ST UNIT 2
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Aluminum Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7726

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	770,300	2,400		772,700		271467
							GIS Ref
							GIS Ref
							Insp Date
							05/16/18

Total Card	0.000	770,300	2,400	772,700	Entered Lot Size
Total Parcel	0.000	770,300	2,400	772,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card: 479.19	/Parcel: 479.19	Land Unit Type:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv	1	Rating: Very Good																
Sty Ht: 1H - 1 & 1/2 Sty		A Bath:	Rating:															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block		A 3QBth:	Rating:															
Frame: 1 - Wood		1/2 Bath:	Rating:															
Prime Wall: 3 - Aluminum		A HBth:	Rating:															
Sec Wall:	%	OthrFix:	Rating:															
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																
Color: GREEN		Kits: 1	Rating: Very Good															
View / Desir:		A Kits:	Rating:															
		Frl: 1	Rating: Very Good															
		WSFlue:	Rating:															
GENERAL INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID				SKETCH						
Grade: C - Average																		
Year Blt: 1921	Eff Yr Blt:																	
Alt LUC:	Alt %:																	
Jurisdict: G7	Fact: .																	
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %					Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster		Functional:	%					Interior:		1	5	2	1					
Sec Int Wall:	%	Economic:	%					Additions:										
Partition: T - Typical		Special:	%					Kitchen:										
Prim Floors: 3 - Hardwood		Override:	%					Baths:										
Sec Floors:	%			Total:	4.6 %			Plumbing:										
Bsmt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmt Gar:								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	AV	1921	40.00	T	40	102			2,400			2,400
PARCEL ID				025.A-0005-0057.2														
More: N	Total Yard Items:	2,400	Total Special Features:															
Total:		2,400																
UnSketched SubAreas: GLA, HST: 1075,																		
Sum Area By Label :																		
SUB AREA																		
SUB AREA DETAIL																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
GLA	Gross Liv Ar	1,075	388.920	418,087														
HST	Half Story	538	388.920	209,044														
Net Sketched Area: 1,613										Total: 627,131								
Size Ad	1612.5	Gross Area	2150	FinArea	1613													
IMAGE																		
AssessPro Patriot Properties, Inc																		
																		